

Eucalyptus Grove Homeowners Association

Board of Directors Meeting

June 11, 2009

Minutes

(Subject to Board of Director's approval)

Board President, Todd Matson, called the meeting to order at 6:55 pm. The meeting was held in the Meeting Room at the Grove, 7610 Hollister Ave., Goleta, CA.

Also in attendance were:

Board members Laura Foster & Nathan Walter (Absent were Board Members Arthur Munoz and Craig Nicholson).

Ms. Cathy Leyva (unit 369, Landscaping volunteer/Chairperson),
James Nguyen (Bartlein and Company, Inc.), and Bill Bold (Scribe).

Meeting Minutes: The **May Board Meeting minutes** (5/14/09) were reviewed and **approved** as presented.

Landscaping: Ms. Leyva (unit 369) addressed the Board with the following Landscaping items: review of the current tree trimming bid from Progressive: Ms. Leyva recommended and the Board approved the quote (\$3,000); trimmings/debris to be removed with arrival of dumpster; temporary (2-week) replacement for Pancho from Progressive; status/updating of bulletin boards, suggestion boxes. The Board approved the bid for tree trimming; all other issues required no action at this time.

Treasurer's Report:

	May '09	YTD
Total Income	\$67,750.00	\$335,102.31
Operating Expenses	26,324.32	127,128.67
Reserve Expenditures	29,800.62	53,615.09
Total Expenditures	56,124.94	180,743.76
Transfer to Reserve	(11,625.06)	(150,889.55)
Total in Savings	\$755,099.98	
Total Assets	\$778,777.41	

James N. reported Operating Expenses are approximately 13% below budget. The **May** Treasurer's Report was unanimously **accepted** as presented.

Old Business

The Board addressed:

- **Dry rot repairs:** James N. reported the following buildings currently have repairs in progress: bldgs. 7602, 7606, 7610 and 7620, with "small" repairs.
- **Moisture in unit 104** (7606): the Board discussed the results of a recent meeting between the owners of unit 104, James N. and Todd M. Todd M. summarized the meeting in a letter to the Board. The Board agreed action on the following items was appropriate: An increase the number of times a year the rain gutters are cleared (from 4 to 5 times per year); notification to unit 207 of a suspected water

leak affecting unit 104; request for analysis by Sea View Construction on three suspected water leaks from sources outside of unit 104; noted James N. has addressed a claim of evidence of termites in the master bedroom closet (unit 104).

- **Handicap parking:** the Board approved converting the handicap parking space in Phase 3, Bldg 7606, covered space to (72 Hr.) unassigned parking space.
- **Cable upgrade/repair:** the Board agreed to create an informational letter on the upgrade option, to be sent to all Homeowners; the Cox Cable information will be posted in the next Grove newsletter.

New Business

Items addressed:

- **Water leak (units 263/363):** the Board approved drafting a letter to Unit #363 indicating that the leaky pipe that serves that unit is the unit owner's responsibility.

No other New Business

(At this time, the Board adjourned to **Executive Session**)

The meeting was **adjourned** at 7:57PM.

The next Board meeting is scheduled for **Thursday, July 9, 2009**. Monthly Board meetings are held in the Assn. Meeting Room, 7610 Hollister Ave., Goleta, CA, unless otherwise announced.

Submitted by Bill Bold, Scribe